

**CITY OF PROVIDENCE
PUBLIC NOTICE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903
APRIL 24, 2007**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, May 8, 2007 at 5:30 P.M. and 7:00 P.M when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

GBENGA XTIAN LAJAYI: 125 & 139 Plainfield Street, Lots 391 & 392 on the Tax Assessor's Plat 105 located in a Commercial C-2 Zone; to be relieved from Sections 303-use codes 45 & 59, 201.5, 201.6 and 201.7 in the proposed construction of an 18' x 32' addition to the existing automobile repair and auto sales facility. The applicant is requesting a use variance for the expansion and intensification of the legal nonconforming auto repair business and a special use permit for the expansion and intensification of the legal nonconforming auto sales business within the C-2 district. The lots in question together total approximately 7,756 square feet of land area.

JOHN SAYIG, OWNER AND DAVID REYNOLDS, APPLICANT: 24-26 Hymer Street, Lot 220 on the Tax Assessor's Plat 79 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(A) in the proposed construction of a new 48' x 26' two-family dwelling on this existing vacant lot. The applicant is requesting a dimensional variance from regulations governing lot area per dwelling unit and minimum lot area, whereby in this R-2 district the required lot area for a two-family dwelling is 5,000 square feet; the lot in question contains approximately 3,943-sq. ft. Further relief is being sought from the parking requirements relating to the paving limitations, whereby a proposed driveway at the Crandall Street frontage would be 18 feet wide instead of the permitted 15 feet. Also, a second driveway is proposed at the Hymer Street frontage, which is code compliant.

CESAR LOSADA: 1015 Branch Avenue, Lot 209 on the Tax Assessor's Plat 78 located in a Residential R-G General Residence Zone; to be relieved from Sections 304, 417 and 703.2 in the proposed conversion of the existing garage into a single-family dwelling. The existing three-family structure will remain unchanged. The applicant is requesting a dimensional variance relating to the side and rear yard setback requirements for the new dwelling unit, the lot area per dwelling unit requirement, whereby, in this instance the subject property is 1200 square feet short of the land area required for the additional residential unit, and said new dwelling unit would create a

second main structure of the lot, which is not permitted by Section 417. Further relief is sought from the parking requirement, whereby this proposal requires 5 parking spaces, 2 spaces would be provided.

The lot in question contains approximately 4,000 square feet of land area.

WEST BROADWAY NEIGHBORHOOD ASSOCIATION: 180 Bridgham Street, Lot 450 on the Tax Assessor's Plat 32 located in a Downtown D-2 Zone and the West Side Overlay District; to be relieved from Sections 101.3, 303-use code 11, 306.1(2), 506.4(B), 506.4(C), 506.4(E), 506.4(F), 506.4(G), 506.4(H), 506.4(I), 506.4(K) and 506.6 in the proposed use of the above-described property for a community garden and a new 800 square foot one-family dwelling that would be occupied as a caretakers residence. The community garden is a permitted use within the D-2 district, the applicant is requesting is requesting a use variance for the single-family residence, which is not permitted, a special use permit for the building height, and a dimensional variance relating to regulations governing building lines at street level; building walls at street frontage, the new structure would have a blank front wall; roof treatment; main entrances; residential porches; building materials and finishes; vinyl and aluminum siding; roof materials; and parking and loading, whereby the proposal does not allow for the required on-site parking and loading areas. The lot in question contains approximately 4,410 square feet of land area.

7:00 P.M.

SANTOS SUAZO: 676 Cranston Street & 150-152 Wadsworth Street, Lots 917 & 619 on the Tax Assessor's Plat 43 located in a Commercial C-2 Zone, Residential R-3 Three-Family Zone and the Commercial Corridor Overlay District; to be relieved from Sections 305.1(8), 425.1, 425.2(A) and 507.3(E) in the proposed construction of a second and third floor above the existing commercial structure on lot 917 (676 Cranston St.). The applicant is requesting a dimensional variance relating to regulations governing building setback from property lines. The front wall of the existing structure and the proposed second and third floors meet the requirement for being coincident with the front lot line; however, the existing exterior wall along Wadsworth Street is set back from the front lot line approximately 4 feet and the applicant proposes to construct the upper floors in line with that wall. Further relief is being requested from the rear yard setback requirement at the residential boundary, whereby the rear wall of the structure would encroach upon the rear lot line. Also, a special use permit is being requested for the development of lot 619 (150-152 Wadsworth St.) for parking that would support a portion of the required parking for the structure. The proposed construction allows for commercial space, office space and 3 residential units requiring 14 parking spaces, 8 spaces would be provided. Additionally, the parking area would have a planted strip of 3 feet wide instead of the required 5 feet. The lots in question, together,

contain approximately 6,885 square feet of land area.

LYNNE & ALAN EAGLES: 55 Bainbridge Avenue, Lot 477 on the Tax Assessor's Plat 35 located in a Residential R-3 Three-Family Zone and the Broadway Historic District; to be relieved from Sections 304 and 417 in the proposed alteration of the second floor of the existing barn located in the rear yard to be used as a single-family dwelling. The first floor would remain a garage. The existing two-family structure will remain unchanged. Three residential units are permitted on the subject property and within this R-3 district; however, only when located within the same structure. In addition to the request to create two main buildings on this property, the applicant seeks a dimensional variance from regulations governing the side and rear yard setback requirements. The lot in question contains approximately 7,800 square feet of land area.

BRIAN & NANCY HEATH: 167 Sisson Street (corner Almira Ave.) Lot 676 on the Tax Assessor's Plat 94 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2, 304, 414.3 and 416.1 in the proposed construction of a carport supported on 3 sides by the existing walls with a 21' x 21' deck above and a 4'7" x 16'

stairway to deck. The applicant is requesting a dimensional variance and seeks relief from regulations governing addition and enlargement of a building nonconforming by dimension, the side & rear yard setback requirements, provisions for carports, and the front yard setback. The lot in question contains approximately 3,222 square feet of land area.

OLGA & LAWRENCE DOWNES: 725-727 Cranston Street, Lot 452 on the Tax Assessor's Plat 42 located in a Commercial C-2 Zone and West Side Overlay District; to be relieved from Sections 303-use code 58 and 707 pursuant to Section 200 in the proposed use of the existing building for an eating and drinking establishment with entertainment. This proposal meets the parking and landscaping requirements. The Board granted temporary approval of this request under Resolution No. 8935 dated February 7, 2005, for a probationary period of 2 years. The applicant is requesting a special use permit and permanent approval. The lot in question contains approximately 16,151 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN

ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376